

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 54359

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

*pc.
tel*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2324 Falcon Pt Ct TAX SCHEDULE NO. 2945-083-23-006
SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4800
FILING 3 BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) NA
(1) OWNER Noem Franke NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____ NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 243-5600 USE OF EXISTING BLDGS Single Family Res
(2) APPLICANT LOPEZ Const. DESCRIPTION OF WORK AND INTENDED USE: Single Family Res
(2) ADDRESS 3032 E 1/2 Rd.
(2) TELEPHONE 434-5954 Res.

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 3.5 Maximum coverage of lot by structures _____
SETBACKS: Front 25' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Side 10' from PL Rear 20' from PL Special Conditions _____
Maximum Height _____ See Bldg Envelopes
CENS.T. 14 T.ZONE 91 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Chad [Signature] Date Dec - 4 - 95
Department Approval Ronnie Edwards Date 12/4-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8798 - S/F
Utility Accounting Miller Fowler Date 12-5-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

